



CITY OF SUNNYVALE ADMINISTRATIVE HEARING

MINUTES

Wednesday, January 26, 2005

2004-0856 – Ted Leung/The Leung Trust [Applicant/Owner] Application for a Special Development Permit on a 5.1-acre site to allow a new 3,500 square-foot retail/restaurant building and the rehabilitation of existing buildings within an existing shopping center (Sunnyvale Shopping Center). The property is located at **144 West El Camino Real** in a C-2 / ECR (Highway Business/El Camino Real Precise Plan) Zoning District. (APN: 201-37-012) RK

In attendance: Ted Leung, Applicant; Audrey Fujioka, Max Crume, Jerry Jameson; Gerri Caruso, Administrative Hearing Officer; Ryan Kuchenig, Project Planner, and Joey Mariano, Staff Office Assistant.

Ms. Gerri Caruso, Administrative Hearing Officer, on behalf of the Director of Community Development, explained the format that would be observed during the public hearing.

Ryan Kuchenig, Project Planner, presented the staff report. He summarized the subject application and recommended approval of the Special Development Permit subject to the Conditions of Approval recommended by staff.

Ms. Caruso opened the public hearing.

Ted Leung, noted that he received the report on Monday and did not get a chance to read the report or the Conditions of Approval.

Gerri Caruso, Hearing Officer, noted concern about the new Master Sign Program and the existing signage on the site. She asked Mr. Leung if he would be asking tenants to make any sign improvements as part of the shopping center remodel.

Mr. Leung noted that the larger tenants, such as Big 5, Aaron Bros, and Trader Joe's will have the final say on whether or not they would like to update their signs because of the terms of their lease. He noted that he could contact the smaller businesses regarding their current signs as part of this project.

Ms. Caruso closed the public hearing.

Ms. Caruso took the item under advisement until Friday, January 28, 2005 to allow time to consult with the City Attorney. She noted no modifications to the existing Conditions.

Mr. Leung asked about the appeal period. Ms. Caruso noted that the 15 days would start on Friday. Ms. Caruso stated that the appeal period would start on when the decision is final on Friday, January 28, 2005.

The meeting was adjourned at 2:45 p.m.

ADDENDUM

On Friday, January 28, 2005, the Administrative Hearing Officer approved the project with conditions as recommended by staff.

Minutes approved by:

Gerri Caruso, Principal Planner